



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Planning Commission

Tuesday, May 3, 2016

1:30 PM

Council Chambers

I. Call to Order

A Regular Meeting of the Planning Commission was held this date in Council Chambers at City Hall. Chair Barry Snyder called the meeting to order at 1:30 p.m.

II. Roll Call

Present: 6 - Chair Barry Snyder, Helen Moore, Jerry Towery, Tom Murphy, Charles Newsom, and Janis Fawn

Absent: 1 - Shaun Graser

Also Present

Liaison Council member Kit McKeon, City Attorney Dave Persson, Development Services Director Jeff Shrum, Senior Planner Scott Pickett, Senior Planner Roger Clark and Recording Secretary Michelle Girvan.

III. Updates

16-1971

COMPREHENSIVE PLAN UPDATE

Staff: Jeff Shrum, AICP, Development Services Director

Consultant: Kelley Klepper, AICP, Kimley-Horn

1. Discussion of the Gateway/Waterway (Seaboard) Neighborhood
2. Discussion of Northeast Neighborhood
3. Other topics (if time permitted)

Jerry Jasper, 130 Burano Court, spoke in regards to the living area of different city groups, parks and recreation master plan facility, Ajax property, and agenda item that was requested at next city council meeting.

Mr. Snyder spoke in regards to the parks master plan, parks and open space, and request from the mayor.

Ron Siegrist, 490 Hauser Lane, provided update on surveyor on the property, stair step design, area density, and proximity of property to

businesses.

Discussion continued on density, comprehensive plan for Seaboard sector G, and requirements of Mr. Siegrist's petition.

Discussion ensued on Gateway neighborhood, debate on mixed use of area, before and after area of map, lot percentages, setting minimum and maximum ranges, future land use categories, changing recreational and open space to functional space, changes to housing, employment services, providing useful services for the city, mixed use percentages, residential and commercial properties, new construction, rezoning, commercial intent, affordable housing component, building quota, and change of future land use map.

Discussion continued on rezoning, consistency with comprehensive plan, existing uses, allowance of flexibility for future changes, multi-family residential housing, value of land, future residential into a mixed use area, providing guidance, water retention, and adding residential component to area.

Mr. Shrum commented on the zoning district, mixed use categories, and development of perspective.

Discussion continued regarding free market changes, land acquisition costs, implementing standards, maximum capacity, units per acre, expanding opportunities, height issue, prioritizing achievements, joint session with city council, and density of area.

Mr. Snyder spoke on mixed use areas, corridor one, finished areas, high density housing, structure changes over the years, and future planning.

Discussion continued regarding whether to keep areas as mixed use, keeping map as is with only one change, and Mr. Klepper to come up with change.

Ms. Moore commented on the number of residential planning units and discussion followed on acreage.

Mr. Snyder spoke in regards to the northeast Venice neighborhood, combination of big tract development and Planned Unit Development (PUD), community comments, ratings of importance, undeveloped area, plan amendment, master plan PUD, golf course and water retention ponds, use of functional open space, commercial mixed use, mapping issue on neighborhood, PUD zoning, change difficulties, showing conservation of developments, documentation and protection of open space, approval of wetlands, and major changes to plan.

Discussion followed regarding wetlands, zoning levels, conservation areas, wildlife population, Audubon designation, integration of parkland, tradeoff of parks and amenities, calling open space conservation and functional, joint planning areas (JPA), stormwater drainage, wildlife corridors, county zoning code, transportation, access roads, and connectivity of roads.

Discussion continued on demographics of PUD, building of east west area, exit strategies, PUD, commercial component, additional development of area, and consensus on open space.

Pat Neal, Neal Properties, spoke in regards to his properties to include wetlands, preserved open space, against bifurcation, changes in water system, surface waters, reshaping of lakes, usage and locations of power lines, and amount of residential versus commercial ownership.

Jeff Boone spoke on bifurcation issue, Venice golf course development, reason behind green color area on golf course, balance of open space between parks and recreation, maintenance of open spaces in parks, designation of golf course, occurrence of delay, road placing, future land use map, and policies explaining map.

IV. Audience Participation

Mr. Jasper spoke on comprehensive plan workshops, parks and recreation, green space, recreational facilities, and off leash dog parks.

Discussion took place on space changes and pickle ball parks.

V. Comments by Planning Division

Discussion continued on recommendations to the map, resolving open space, joint meeting with city council, and discussion topics for joint meeting.

Mr. McKeon spoke on hiring a consultant.

Mr. Snyder spoke on bridge concepts, Gulf Coast Community Foundation, standable communities, and connections between property owners.

Discussion continued on the city's density and height for development.

Mr. McKeon spoke on concerns with palm fronds falling off and restructuring bicycle paths of the downtown commercial district area.

VI. Comments by Planning Commission Members

There were no comments.

VII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 4:00 p.m.


Chair


Recording Secretary